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## **STAFF COMMENTS FOR PLANNING COMMISSION**

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**MEETING DATE:** May 17, 2006

**SITE PLAN: SP-06-0002**

**TITLE: CRISWELL USED CARS**

**REQUEST: PRELIMINARY/FINAL PLAN APPROVAL**  
18,363 Square Foot Car Dealership Building

**ZONE:** C-2 (General Commercial) Zone

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as applicable)

Engineer: Macris, Hendricks & Glascock, P.A. – Paul Newman  
Architect: Flanagan Architects, AIA – Chris McKneely and Tom Flanagan  
Developer/Owner: Criswell Chevrolet – Harry Criswell, III

**STAFF PERSON:** Trudy Schwarz, Community Planning Director

**Enclosures:**

Staff Comments

Exhibit 1: Location Map

Exhibit 2: Letter from Harry Criswell, received October 12, 2005

Exhibit 3: Minutes of the October 19, 2005, the Planning Commission Meeting

Exhibit 4: Application

Exhibit 5: Letter, dated March 10, 2006, from Paul Newman, Marcris, Hendricks and Glascock, P.A.

Exhibit 6: Letter, dated May 3, 2006, from ACCOR to Harry Criswell

Exhibit 7: Final Site Plan Sheet 1

Exhibit 8: Final Site Plan Details Sheet 2

Exhibit 9: Final Site Plan Details Sheet 3

Exhibit 10: Landscape and Lighting Plan, Sheet 1

Exhibit 11: Landscape and Lighting Plan, Sheet 2

Exhibit 12: Landscape and Lighting Plan, Sheet 3

Exhibit 13: Lighting Photometric Plan

Exhibit 14: Forest Conservation Plan

Exhibit 15: Truck Turning Exhibit

Exhibit 16: Front and Left Architectural Elevations

Exhibit 17: Rear and Right Architectural Elevations

## **STAFF COMMENTS**

The applicant is seeking Preliminary/Final Site Plan Approval for the redevelopment of this 1.11-acre parcel located at 499 Quince Orchard Road, near the intersection of Quince Orchard and Firstfield Roads (Exhibit #1). The property is located in the C-2 (General Commercial) Zone and is intended for use as a used car showroom, offices and service center operated by Criswell Automotive.

### Background

The subject site is currently in use as a storage facility for Criswell Automotive and was previously used as a Denny's restaurant. The applicant received an amendment to final plan (AFP-04-010) for a Hummer dealership in June 2004. The applicant decided to relocate the proposed Hummer dealership to 84 Bureau Drive. Previous to the above approval, on October 15, 2003, in anticipation of developing the site for a dealership, the applicant received approval from the Planning Commission to construct a driveway connecting the subject property with an adjacent Criswell automotive property at 503 Quince Orchard Road. The purpose of the connector drive is to eliminate traffic movements between Quince Orchard Road and Firstfield Road. The applicant has indicated that no loading or unloading of vehicles will take place on Firstfield Road or Quince Orchard Road. All loading/unloading will take place at 503 Quince Orchard Road and be transferred to the property via the new driveway (Exhibit 2).

On October 19, 2005, the Planning Commission granted Concept Approval of CSP-05-005, an application for a two-story building for an automobile showroom, offices, and associated service facilities to include a quick-lube and car wash. (The quick lube facility would be available for the public and the car wash is for the exclusive use of Criswell Auto dealerships. See Exhibit 3.) The conditions of approval were:

1. Before the submission of a final site plan, the applicant is to submit structural certification of the existing SWM vault or design a new facility;
2. Before the submission of a final site plan, the applicant is to submit evidence of an agreement or easement with the adjacent property owner regarding the use of the SWM vault on the adjacent property;
3. Applicant is to comply with all WSSC requirements, including waste water recycling for vehicle washing establishments, to be shown on the final site plan;
4. Applicant is to incorporate all State Highway Administration standards for sidewalks and sidewalk ramps before the submission of a preliminary site plan;
5. Applicant is to provide funds for a Gaithersburg bus shelter at the

existing bus stop on Quince Orchard Road nearest to the dealership; and

6. Applicant is to work with the staff to improve the separation between the dealership site and the adjacent Shell Station property, and to improve the pedestrian access, the vehicular circulation, and the greenspace between the two sites.

#### Current Application

This combined preliminary/final site plan application proposes a two-story 18,363 square foot building (Exhibits 4 and 7). The building will house an automobile showroom, offices, and associated service facilities that include a quick-lube and car wash. (The quick lube facility would be available for the public and the car wash is for the exclusive use of Criswell Auto dealerships.) The total number of required parking spaces shown on the plan is 38 spaces. Fifty-six (56) parking spaces are proposed on site, 31 of which are designated for customer parking. The applicant has chosen to provide employee parking off-site in order to have additional storage spaces for vehicle sales, as established at the Concept Approval.

The applicant has complied with five of the previous conditions (see Exhibits 5-6). Condition #5 concerning the bus shelter will remain a condition, as the funds are collected as part of the site work permit.

In response to Condition #6, the applicant has created a separation island with bollards with a specific crossing area for pedestrians (Exhibit 5, 7 and 9). Due to the stacking needs, there was no room for landscaping adjacent to the property line, so the applicant added landscaping at the entrance walk area to the building, next to the handicap ramp.

A question was raised at the previous review concerning the service road that runs through this property to Firstfield Road. In the early 1980's, when Motel 6 (formerly Red Roof Inn) and Denny's (formerly Ponderosa Steak House) were going through site plan review, the City and the State were concerned about left turns coming out on Quince Orchard Road. City staff with concurrence of the Planning Commission suggested that the applicants utilize the abandoned right of way of Brown Station Road to create a service road to allow egress (one-way out) from these sites and the Shell service station to Firstfield Road to utilize the traffic signal. Cross easements were created to allow this flow of traffic. In reviewing these easements, staff realized that Mr. Criswell will need to readjust this easement to accommodate the new configuration of the driveway. Staff has recommended that this be done via a revised record plat (the lot was previously recorded at the time of approval of the Ponderosa), as the plat will also serve to combine the abandoned right of way into the lot. This will also allow the applicant to establish a Public Utility Easement (PUE) and Public Improvement Easement (PIE) along the Quince Orchard Road frontage as requested by PEPCO. Due of the complexity of creating a plat, the applicant did not have time to submit a proper application, so staff recommend a condition requiring the plat. In addition, we are

recommending a condition that the applicant work with staff to create a signage package to direct the public to this service road and establish that it is one-way from the Shell station property to Firstfield Road.

The applicant has been working with the Department of Public Works, Park maintenance and Engineering (DPWPM&E) on their stormwater management plans and the lighting and photometric plans. DPWPM&E would request the Commission to condition the approval of the plan subject to their approval, as these plans need a few "tweaks."

The architecture of the building has changed slightly since the presentation at the Concept Site Plan. (See Exhibits 16-17.) The building materials consist of EIFS (light grey), glass storefront, aluminum composite material (Chevrolet Blue), and Concrete Masonry Unit (CMU) – two different neutral shades. At the concept review, the applicant stated that the CMU would be split-faced block. Staff has requested the applicant's architect to bring in samples of the CMU. (An example of this type of block would be the Best Buy store or the Rosenthal car dealership.)

There is also a note concerning the dumpster enclosure, which is located on the northeast corner of the site, on the architectural plan. The dumpster enclosure is required by Section 24-220(h). Originally, the applicant had submitted a wooden fence enclosure and staff requested an enclosure to match the building materials. Since there is no detail shown, staff would recommend a condition that the applicant submit a detail on the signature set of site plans and elevations to be approved by staff.

The signage for this building is noted on the architectural plans as "to be determined and approved separately." Staff recommends a condition concerning this approval in accordance with Section 24-212(b) of the City of Gaithersburg Code.

In reviewing the Landscape Plans (Exhibits 10-12), staff recommends that the applicant not limit the grass type or the junipers to one variety and that a mulch bed be specified for the holly bushes and the trees. The applicant will be providing a fee-in-lieu for afforestation requirements (see condition below).

Staff finds this Preliminary/Final Plan in compliance with Section 24-170 of the City Code and recommends APPROVAL with the following conditions:

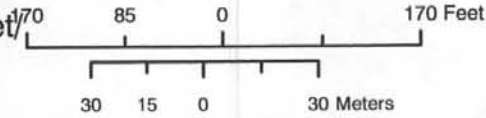
1. Applicant is to submit a detail of the masonry dumpster enclosure in accordance with Section 24-220(h) for review and approval by staff;
2. Applicant is to revise the landscape plan to add a variety of plant types and mulch beds for the holly bushes and trees;
3. Final storm water management, lighting, and photometric plans are to be approved by Department of Public Works, Park Maintenance and Engineering (DPWPM&E) prior to the issuance of site work permits;

4. Applicant is to submit Afforestation fee-in-lieu payment prior to the issuance of a grading permit;
5. Applicant is to provide funds for a Gaithersburg bus shelter at the existing bus stop on Quince Orchard Road nearest to the dealership at the time of the issuance of site work permits;
6. Applicant is to submit a sign package for Planning Commission approval in accordance with Section 24-212(b) of the City of Gaithersburg Code prior to the issuance of a final occupancy of the building;
7. Applicant is to work with staff to create a directional signage package to direct the public to the service road connecting to Firstfield Road and install such prior to the final occupancy of the building; and
8. Applicant is to submit a record plat with a PUE/PIE and revised ingress/egress easement to be approved and recorded prior to the release of bonds of the project.

SP-06-0002

Criswell Chevrolet  
Former Denny's

1 inch equals 165 feet

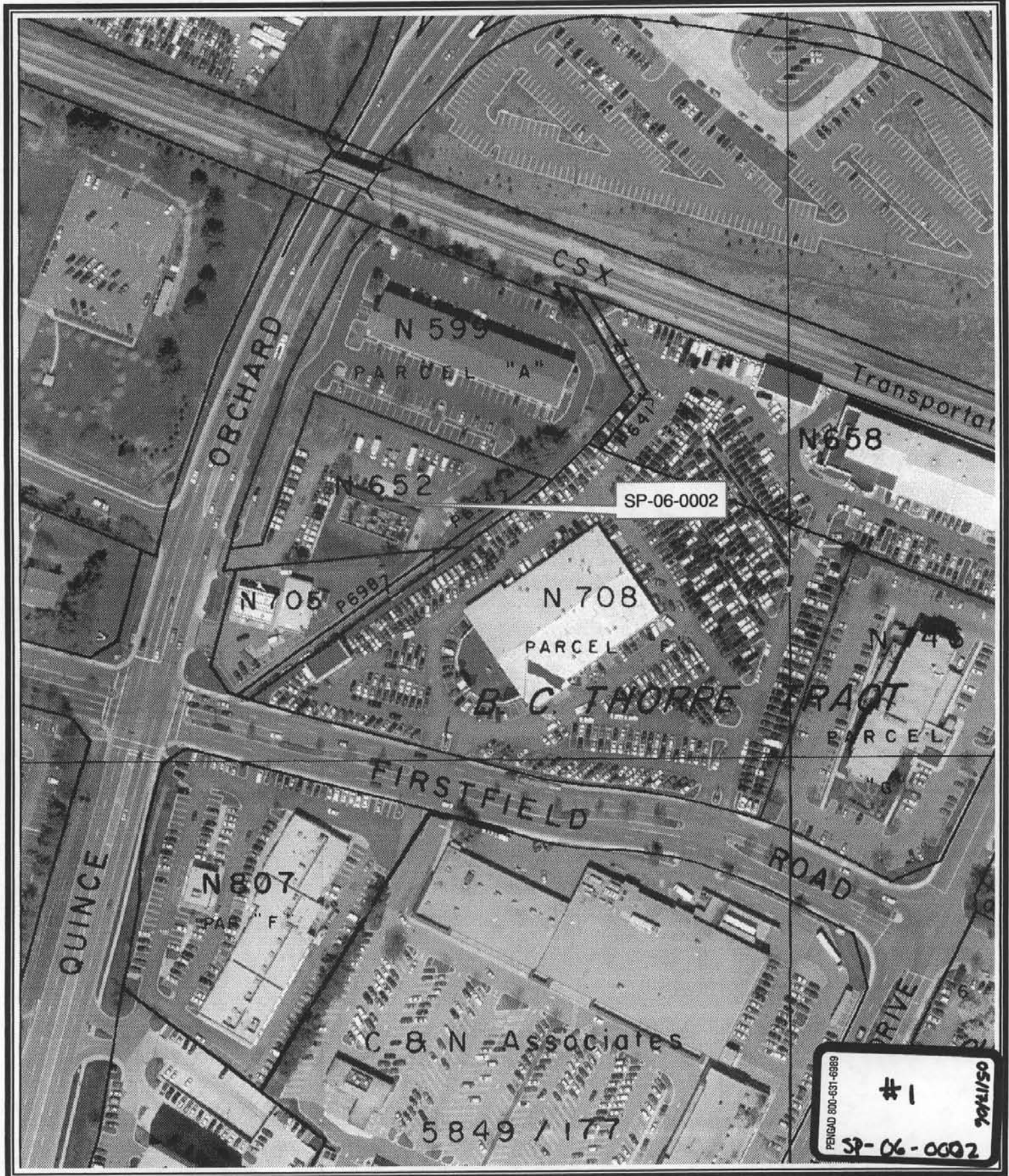


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City of Gaithersburg  
Planning and Code Admin  
31 S Summit Ave  
Gaithersburg, MD 20877  
(301) 258-6330  
www.gaithersburgmd.gov

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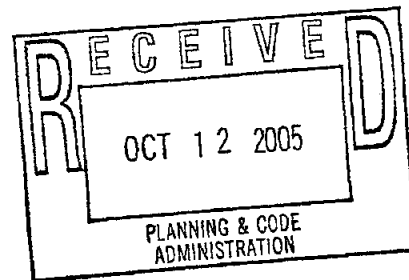




# CRISWELL

**HUMMER**  
LIKE NOTHING ELSE.

September 16, 2005



Gaithersburg Planning Commission  
Gaithersburg City Hall  
31 S. Summit Avenue  
Gaithersburg, MD 20877

Re: Criswell Used Cars (former Denny's Site)  
City Reference CSP-05-005  
MHG Project No. 1992-385-14

To Whom It May Concern:

As part of the referenced concept plan application, I understand that no automobile loading and/or unloading is to take place on either Firstfield Road or Maryland Route 124 (Quince Orchard Road). Adequate loading and unloading area is currently provided on the adjacent Criswell Chevrolet site. It is our intent that vehicles will be unloaded at that location and driven to the proposed Criswell Used Cars site via an existing driveway between the two properties. This will prevent new and used vehicles from entering into the public right-of-way.

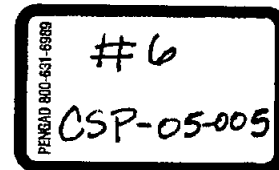
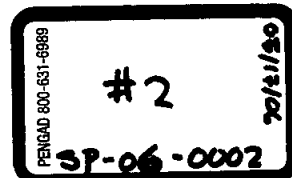
Please understand that all vehicle deliveries are preformed by independent contactors and not by employees of Criswell Chevrolet or Criswell Used Cars. As such, my staff has been instructed to inform each driver of our conditions of delivery, but I have no legal basis with which I can force the drivers to follow our instructions.

Please contact either myself or the project engineer, Macris, Hendricks & Glascock, P.A., if I can be of any help or provide you with any additional information.

Sincerely,

Harry E. Criswell III  
President

92-385/Hummer/L024PN



503 Quince Orchard Road Gaithersburg, MD 20878  
Ph. 301.948.0880 Fax: 301.948.0921 www.criswellauto.com





In response to Chair Bauer, Planning and Code Administration Director Ossont reported that construction had begun before approval and, consequently, a "Stop Work Order" was issued. Ms. Felix reported that the HOA approved the proposal and stated that the applicant's representative was available for questions.

The Commission voiced no objections and moved as follows:

Commissioner Kaufman moved, seconded by Commissioner Levy,  
to grant AFP-05-038 - 162 Hidden Forest Court at Hidden Creek,  
AMENDMENT TO FINAL PLAN APPROVAL.

Vote: 5-0

AFP-05-039 -- 801 Pointer Ridge Drive  
Barnes Residence  
Sunroom Addition  
AMENDMENT TO FINAL PLAN REVIEW  
R-90 Cluster

Ms. Felix located the property and indicated this application is for a deck and sunroom addition. In response to the Commission, she noted there are no neighborhood architectural guidelines and the proposed addition is within the setback requirements. The applicant was available for questions. The Commission had no objections and moved as follows:

Vice-Chair Hicks moved, seconded by Commissioner Winborne, to  
grant AFP-05-039 - 801 Pointer Ridge Drive, AMENDMENT TO  
FINAL PLAN APPROVAL.

Vote: 5-0

CSP-05-005 -- Bailey/Criswell Property  
499 Quince Orchard Road  
Auto Dealership  
CONCEPT PLAN REVIEW  
C-2 Zone

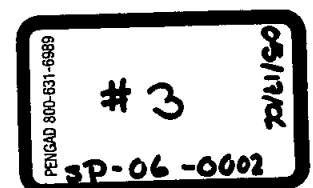
Planner Seiden located the property, noting this is the site of the former Denny's Restaurant. She provided background information relating to this property and indicated this application is for a used car showroom and offices, and a service center.

*Engineer for the applicant, Paul Newman, Macris, Hendricks & Glascock, presented the plan for a new multi-use building to house a used-car dealership with its carwash, and a quick-lube center that would be for public use. He briefly discussed the stormwater management (SWM) system, which included an existing vault on the western portion of the site. He also discussed the site access, internal circulation, and parking.*

Mr. Newman answered questions of Commissioners Kaufman, Levy and Winborne regarding vehicle unloading, employee parking, the access point at Quince Orchard Road and the carwash. Regarding the latter, he indicated there would be no stacking, since the carwash would be for private use. In relation to the access at Firstfield Road, he noted it is not the main entrance to the site and its use as a means of ingress is difficult due to its configuration.

*Architect for the applicant, Thomas Flanagan, answered questions of Chair Bauer regarding the quick-lube service. He presented the proposed building elevations and discussed materials.*

There was no testimony from the public.





Planner Seiden stated that the plan is in conformance with Zoning Ordinance § 24-170, subject to compliance with conditions that she listed. Commissioner Levy inquired about including a condition for improving the configuration of the access driveway between the subject site and the adjacent Criswell property, noting that the driveway is narrow and traffic flow is difficult. Ms. Seiden indicated that the driveway is not on the subject property. Chair Bauer suggested determining ownership of that land strip in order to establish responsibility for directional signage.

Chair Bauer noted that the proposed site modifications did not provide or have removed some existing separation between the subject property and the adjacent Shell Station parcel and was concerned that this would impact the traffic circulation. He recommended revisions to the plan to improve the area between the two properties by adding landscaping, curbing, a pedestrian walkway and directional signage for the many activities proposed on the site. Following discussion of the appropriate language for an additional condition, the Commission concurred to approve the plan as follows:

Commissioner Winborne moved, seconded by Commissioner Kaufman, to grant CSP-05-005 - Bailey/Criswell Property, CONCEPT PLAN APPROVAL, based on finding the plan in compliance with §24-170 of the Zoning Ordinance, with the following conditions:

1. Before the submission of a final site plan, the applicant is to submit structural certification of the existing SWM vault or design a new facility;
2. Before the submission of a final site plan, the applicant is to submit evidence of an agreement or easement with the adjacent property owner regarding the use of the SWM vault on the adjacent property;
3. Applicant is to comply with all WSSC requirements, including waste water recycling for vehicle washing establishments, to be shown on the final site plan;
4. Applicant is to incorporate all State Highway Administration standards for sidewalks and sidewalk ramps before the submission of a preliminary site plan;
5. Applicant is to provide funds for a Gaithersburg bus shelter at the existing bus stop on Quince Orchard Road nearest to the dealership; and
6. Applicant is to work with the staff to improve the separation between the dealership site and the adjacent Shell Station property, and to improve the pedestrian access, the vehicular circulation, and the greenspace between the two sites.

Vote: 5-0

**SITE PLAN APPLICATION**In accordance with Article III, Division 19, Section 24-160 D.9  
and Article V of the City Code

- ☐ CONCEPT  
☐ PRELIMINARY  
☒ FINAL (MXD FEE APPLIES)  
☐ SCHEMATIC DEVELOPMENT

Application # SP-06-0002  
Date Filed 3-10-06  
Total Fee 840-

833.64 pd  
6.36 owe  
pd

**1. SUBJECT PROPERTY**

Project Name Criswell Used Cars  
Street Address 499 Quince Orchard Road  
Zoning C-2 Historic area designation ☐ Yes ☒ No  
Lot Parcel A Block 1 Subdivision Bailey Property  
Tax Identification Number (MUST BE FILLED IN) 09-00817742

**2. APPLICANT**

Name Criswell Chevrolet  
Street Address 503 Quince Orchard Road Suite No. \_\_\_\_\_  
City Gaithersburg State MD Zip Code 20878  
Telephones: Work (301) 948-0880 Home \_\_\_\_\_

**3. CITY PROJECT NUMBER**

Original Site Plan Number (if applicable) \_\_\_\_\_  
Name of previously approved Plan (if applicable) CSP-05-005  
Concept

**4. ARCHITECT/ENGINEER/DEVELOPER**

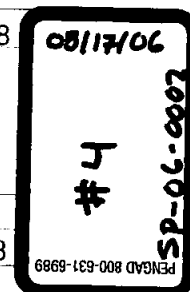
Architect's Name Flanagan Architects, AIA  
Architect's Maryland Registration Number 8831-R Telephone (301) 652-4811  
Street Address 8120 Woodmont Avenue Suite No. 107  
City Bethesda State MD Zip Code 20184

Engineer's Name Macris, Hendricks & Glascock, P.A.  
Engineer's Maryland Registration Number 10660 Telephone (301) 670-0840  
Street Address 9220 Wightman Road Suite No. 120  
City Montgomery Village State MD Zip Code 20886

Developer's Name Criswell Chevrolet Telephone (301) 948-0880  
Street Address 503 Quince Orchard Road Suite No. \_\_\_\_\_  
City Gaithersburg State MD Zip Code 20878  
Contact Person Harry Criswell, III

**5. PROPERTY OWNER**

Name Foresees, LLC  
Street Address 503 Quince Orchard Road Suite No. \_\_\_\_\_  
City Gaithersburg State MD Zip Code 20878  
Telephones: Work (301) 948-0880 Home \_\_\_\_\_



**6. PRIMARY USE**☐ Mixed Use☒ Non-Residential☐ Residential**7. PROPOSED UNIT TYPE**☐ Mixed Use☒ Retail/Commercial☐ Other☐ Office/Professional☐ Residential Multi-Family☐ Restaurant☐ Residential Single Family**8. WORK DESCRIPTION**Demolish existing**9. PROJECT DETAIL INFORMATION.** Please supply the following information

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		N/A	48,435
2. Site Area (acres)		N/A	1.1119
3. Total Number of Dwelling Units/Lots		N/A	0
4. Height of Tallest Building		10 Stories	30 feet/2 Stories
5. Green Area (square feet)		N/A	
6. Number of Dwelling Units/Acre		N/A	0
7. Lot Coverage (Percent)		N/A	31.4%
8. Green Area (Percent)		N/A	5%
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.	72652 (max)	18,364
11. Restaurant Class: qA qB qC	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking		38	59
15. Shared Parking/Waiver			N/A
16. Other			N/A
17. Total		38	59

**SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.
3. Completed checklist.
4. Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Paul J. Norman

Applicant's Signature

Paul J. Norman

Daytime Telephone

301 670 0240

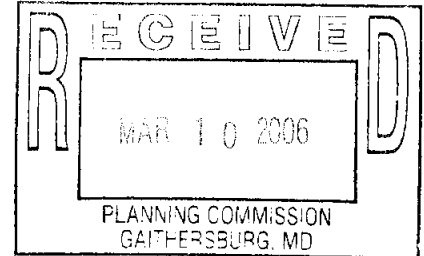
Date

3/10/06



March 10, 2006

Ms. Caroline Seiden  
City of Gaithersburg  
Planning & Code Enforcement  
31 South Summit Avenue  
Gaithersburg, MD 20878

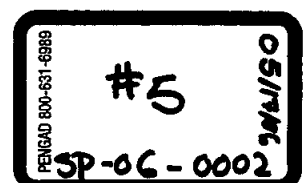


Re: Criswell Used Cars  
Bailey Property, Parcel A  
Gaithersburg CSP-05-005  
MHG Project No. 1992.385.14

Dear Caroline:

We are hereby filing application for Preliminary / Final Site Plan approval on behalf of Harry Criswell, III. The project previously received Concept Plan Approval from the Planning Commission at the October 19, 2005 meeting. Since that time, we have finalized the technical aspects of the design while addressing concerns and conditions that were part of the Concept Plan approval. These include:

1. Mr. Criswell had engaged the services of CTI Consultants, Inc. to evaluate the structural integrity of the existing underground stormwater management vaults and control structure. On December 5, 2005 Mr. Jason Kolenda, P.E. issued a report based on CTI's measurements and calculations deeming these structures safe for continued use. Copies of this report are included herein.
2. Mr. Criswell's attorney, Brian Carlin, has contacted Accor North American which is the owner of the Red Roof Inn located at 497 Quince Orchard Road. The issuance of a letter of agreement regarding the maintenance of the existing stormwater management vaults and control structure is imminent. Due to the delay that the project would incur, we would ask that you except this site plan submission without this document and not schedule a Planning Commission meeting date until we receive the final agreement.
3. We have reviewed WSSC requirements related to vehicle washing establishments and noted on the Site Plan that the, "Car Wash Will Comply With All WSSC Requirements, Including Waste Water Recycling For Vehicle Washing Establishments, As Outlined In Sections 516.1, 516.2, 516.3 and 514.6 Of The WSSC Plumbing and Gasfitting Regulations." Copies of these sections are included herein.



Ms. Caroline Seiden  
City of Gaithersburg  
Re: Criswell Used Cars  
March 10, 2006  
Page 2 of 2

4. The current Site Plan indicates the construction of two new handicap ramps constructed to Maryland State Highway specifications. The detail for these ramps is included on our Detail Sheet.
5. Mr. Criswell agrees to provide funds for one Gaithersburg bus shelter at the existing bus stop on Quince Orchard Road. This bus shelter is shown on our current site plan. Mr. Criswell will enter into an agreement with the City regarding this shelter at such a time that the City deems appropriate.
6. We have modified our site design to address Planning Commission concerns regarding vehicular circulation and pedestrian access. We have added an island along the property line in common with the Shell site. In order to obtain the greatest area for vehicular circulation, we have incorporated a curbed island with decorative bollards as opposed to a planted island. We feel that the width necessary for a planted island could negatively impact vehicular circulation in the unlikely event that vehicles waiting for the quick lube facility were to stack back to this area. In addition, we have added pedestrian access from the public right of way and to the adjacent Shell station with crosswalks and handicap ramps.

Due to the fact that the sign package has not yet been finalized, we would request that approval of the sign package prior to building occupancy be a condition of our site plan approval.

If you have any questions or need any additional information, don't hesitate to email or give me a call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paul J. Newman", with a long horizontal flourish extending to the right.

Paul J. Newman  
Principal

cc. Harry E. Criswell, III

L02pjn\_GaithSeiden.doc



May 3, 2006

Mr. Harry E. Criswell, III  
Manager  
Foresees, LLC  
c/o Criswell Chevrolet, Inc.  
503 Quince Orchard Road  
Gaithersburg, MD 20878

**Accor North America**

4001 International Parkway  
Carrollton, Texas 75007  
Tel: 972 360 9000

[www.accor.com](http://www.accor.com)

Sofitel  
Novotel  
Ibis  
Red Roof Inn  
Studio 6  
Motel 6

Re: 497 and 499 Quince Orchard Road  
Gaithersburg, Maryland

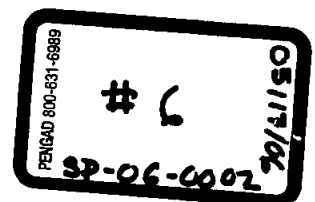
Dear Mr. Criswell:

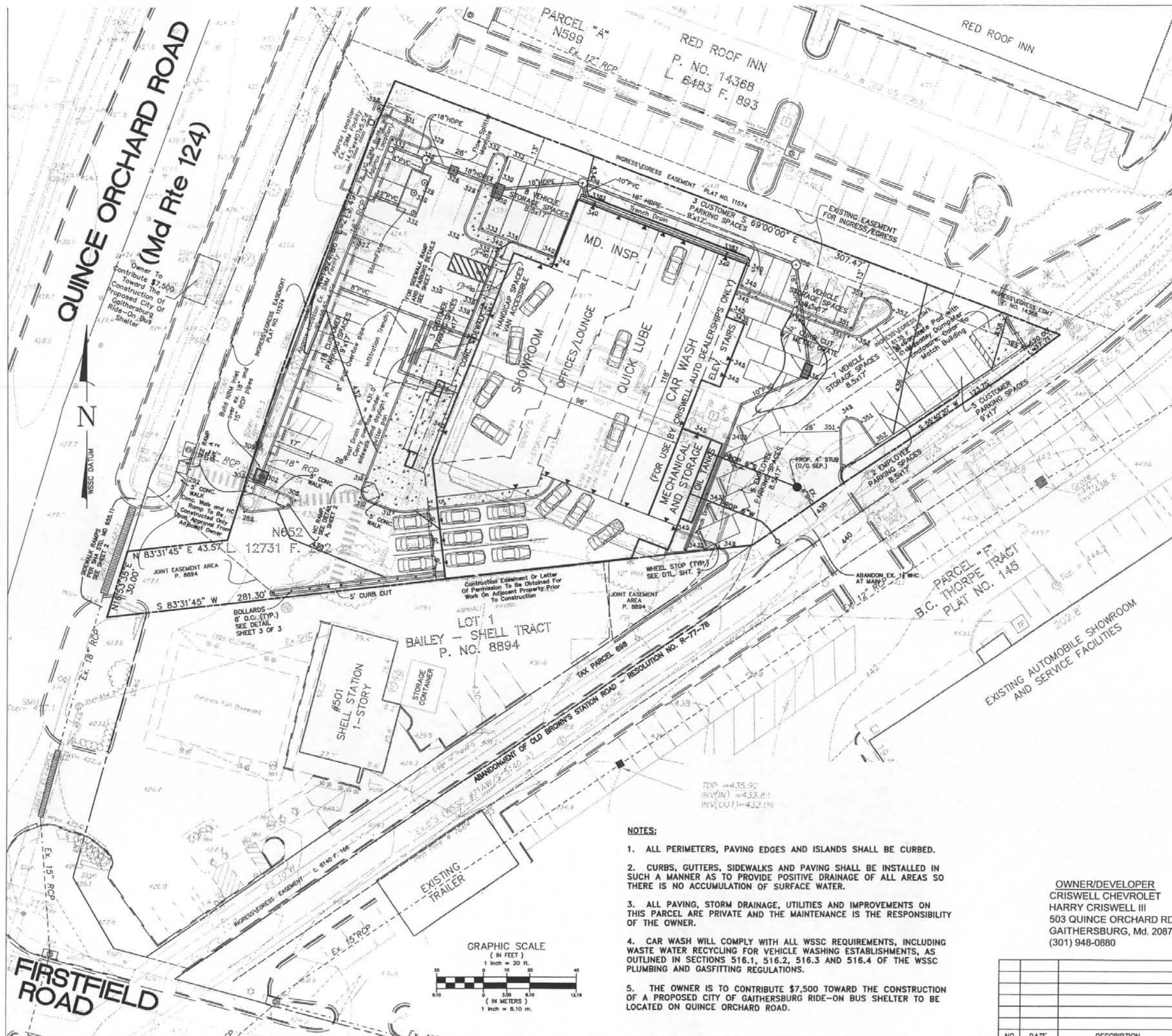
This letter is to confirm that Foresees, LLC, a Maryland Limited Liability Company ("Foresees"), as owner of the real property and improvements at 499 Quince Orchard Road, Gaithersburg, Maryland (the "Foresees Property"), has permission to enter as reasonably necessary the real property owned by Red Roof Inns, Inc. at 497 Quince Orchard Road, Gaithersburg, Maryland (the "Accor Property") as may be required or necessary to maintain, repair or replace the storm management ("SWM") facility servicing the Foresees Property. It is understood and agreed that as an express condition of granting access to the Accor Property for purposes of maintaining or improving the SWM facility that Foresees will not interfere with the business of or obstruct access to the Accor Property and shall, after completion of any repairs or improvements to the SWM facility, restore the Accor Property to its condition prior to such repair.

Further, Foresees has agreed as an express condition to granting this request to defend and hold harmless Accor from and against any and all demands, claims, actions, fees, liabilities or expenses that may be asserted against, imposed upon or suffered by Accor as a result of the operation, maintenance or repair of the SWM facility by Foresees.

Very truly yours,

Carmen C. Yung  
Senior Counsel &  
Assistant Secretary





**SITE DATA**

SUBJECT PROPERTY: Parcel A, Block 1  
Bailey Property  
Plat No. 11574

LOT AREA: 48,435 S.F. OR 1.1119 AC.

ZONING CLASSIFICATION: C-2 Zone, General Commercial

PROPERTY ADDRESS: 499 Quince Orchard Road

TAX ACCOUNT No.: 09-00817742

PROPOSED USE: Auto Dealership and Service

**DEVELOPMENT STANDARDS**

	<u>REQUIRED/ALLOWED</u>	<u>PROPOSED</u>
TRACT AREA	No Minimum	48,435 S.F. Or 1.1119 AC
BUILDING SETBACK REQUIREMENTS		
Front	None	74'
Side - North	None	20'
Side - South	None	0'
Rear	None	33'
MAXIMUM BUILDING HEIGHT	10 Stories	2 Stories - 30'
BUILDING AREA		
First Floor		
Showroom		3,554 S.F.
Reception Lane/Lounge		3,047 S.F.
Service		7,422 S.F.
Parts		725 S.F.
Retail		450 S.F.
Second Floor		
Parts		3,166 S.F.
Total		18,363 S.F.
FLOOR AREA RATIO	1.5	0.38
OFF STREET PARKING		
SURFACE PARKING FACILITY AREA		23,560 S.F.
INTERNAL LANDSCAPING	8% OR 1,885 S.F.	9% 2,107 S.F.
OFF STREET PARKING REQUIREMENTS	Automobile Sales/Service: 1 space per employee plus 1 space per 600 square feet of G.F.A.	
Employee Parking:	7	7
Customer Parking:	31	31
Vehicle Display Spaces:	0	18
Total	38	56
PARKING BREAKDOWN		
Standard (9' x 17')	29	29
Handicap (Van Accessible) (8' x 17')	2	2
Low Turnover (8'-6" x 17')	7	25
Total	38	56

05/17/06

7  
#

PENGAD 800-631-6989

05/11/06  
7  
#  
PGAD 800-631-6989

- NOTES:
1. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
  2. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
  3. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
  4. CAR WASH WILL COMPLY WITH ALL WSSC REQUIREMENTS, INCLUDING WASTE WATER RECYCLING FOR VEHICLE WASHING ESTABLISHMENTS, AS OUTLINED IN SECTIONS 516.1, 516.2, 516.3 AND 516.4 OF THE WSSC PLUMBING AND GASFITTING REGULATIONS.
  5. THE OWNER IS TO CONTRIBUTE \$7,500 TOWARD THE CONSTRUCTION OF A PROPOSED CITY OF GAITHERSBURG RIDE-ON BUS SHELTER TO BE LOCATED ON QUINCE ORCHARD ROAD.

OWNER/DEVELOPER  
CRISWELL CHEVROLET  
HARRY CRISWELL III  
503 QUINCE ORCHARD RD.  
GAITHERSBURG, Md. 20878  
(301) 948-0880

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 3, 2006  
APPLICATION NO. **SP-06-0002** WAS GRANTED  
FINAL SITE PLAN APPROVAL  
WITH ( ) CONDITIONS. SEE S.D.A. LETTER.  
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**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

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CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PARK MAINTENANCE, AND ENGINEERING  
**FINAL APPROVAL**  
DATE BY

TAX MAP FT 342

WSSC 224 NW 10

FINAL SITE PLAN  
PARCEL "A"

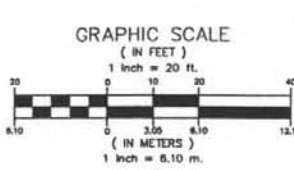
**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

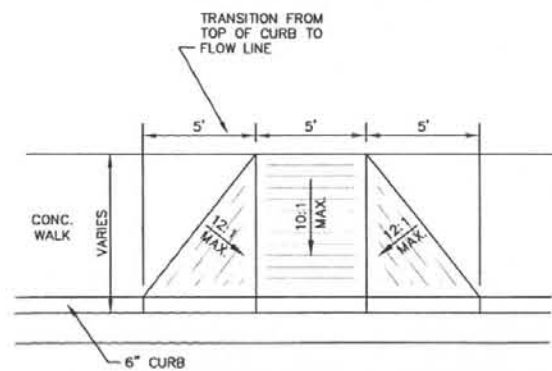
**MHG**  
Macris, Hendricks & Glascock, P.A.  
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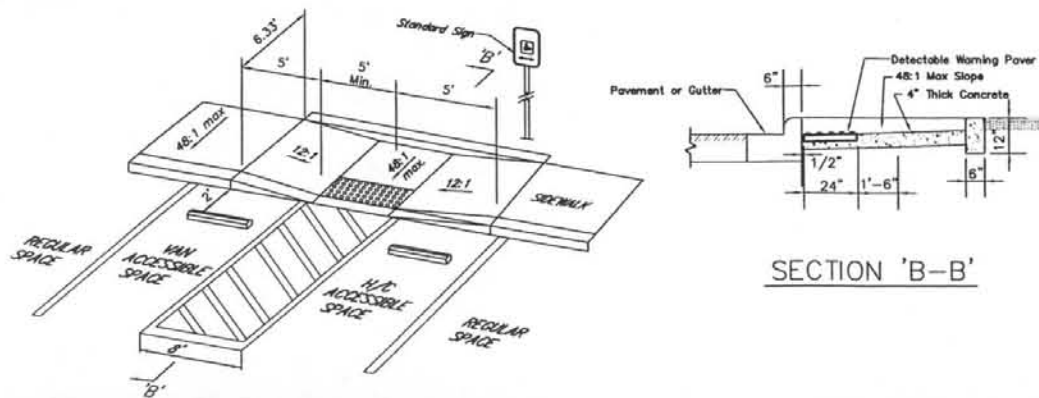
Proj. Mgr. P.J.N	Designer RB
Date 4-21-06	Scale 1"=20'
Project No. 92.385.14	Sheet 1 of 3



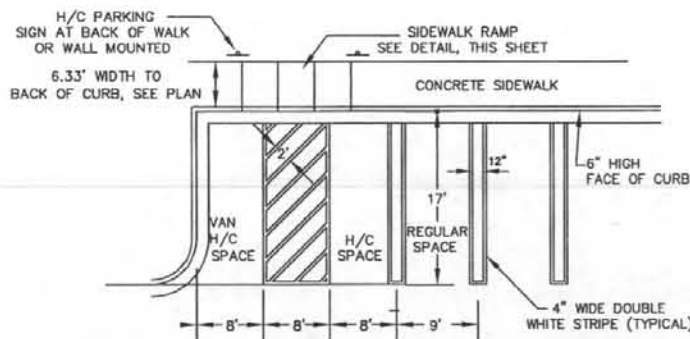




**SIDEWALK RAMP DETAIL A**  
USE MSHA CONCRETE MIX #2



**SIDEWALK RAMP DETAIL B**  
USE MSHA CONCRETE MIX #2



**PARKING SPACE STRIPING DETAIL**

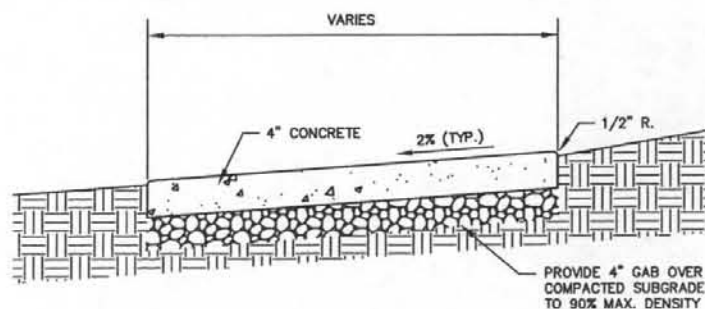
RESERVED PARKING SIGN  
COLORS  
LEGEND & BORDER - GREEN  
WHITE SYMBOL ON BLUE BACKGROUND  
BACKGROUND - WHITE

EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY AN APPROVED SIGN WITH THE BOTTOM EDGE AT LEAST 7 FEET ABOVE THE GROUND, UNLESS THE SIGN IS PLACED FLUSH AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION THAT DOES NOT OBSTRUCT VEHICLE OR PEDESTRIAN TRAFFIC, IN WHICH CASE THE SIGN SHALL BE AT LEAST 6 FEET AND NO MORE THAN 10 FEET ABOVE THE GROUND. SIGNS SHALL BE IN CONFORMANCE WITH THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

VAN SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE RESERVED PARKING SIGN.

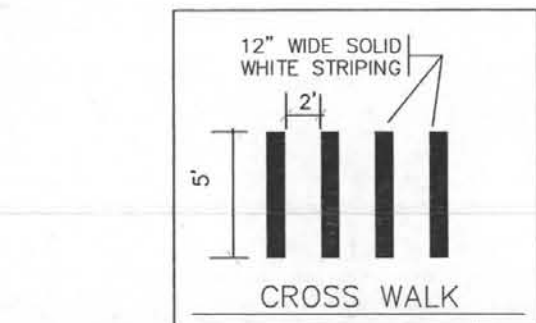
THE PAVEMENT SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (REFER TO THE FEDERAL REGISTER VOL. 56, NO. 144, 4.30 SIGNAGE).

**DISABLED PARKING SIGNAGE**

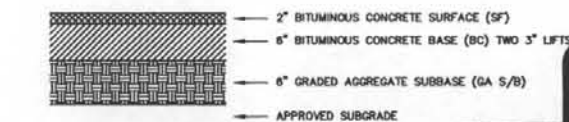
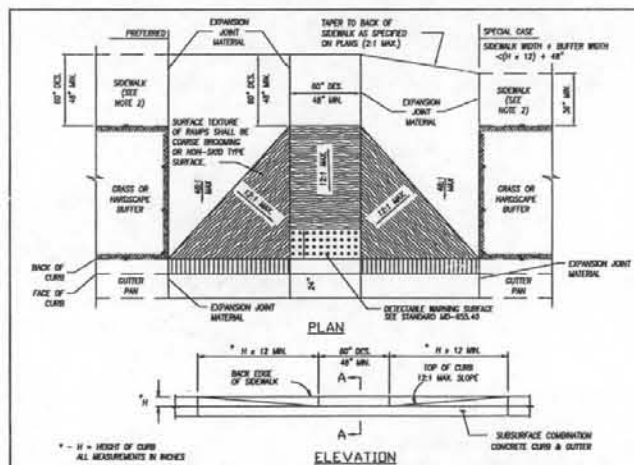


**CONCRETE SIDEWALK DETAIL**

REFER TO MCDPW&T STD. MC-110.01 & MC-111.01 FOR CONSTRUCTION DETAILS.  
USE MSHA CONCRETE MIX #2



**CROSS WALK**



**HEAVY DUTY PAVING SECTION**  
TO BE USED FOR ALL NEW PAVEMENT

**HEAVY DUTY PAVING SECTION**

**BITUMINOUS PAVING NOTES**

THE PAVING SECTION SHOWN ARE NOT BASED ON A GEOTECHNICAL REPORT. THE CONTRACTOR MUST HAVE THE SOIL TESTED AT THE TIME OF CONSTRUCTION BY A PROFESSIONAL GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER IS TO DESIGN A PAVING SECTION BASED ON THE SOIL TEST RESULTS AND THE PROPOSED USES.

THE SUBBASE IS TO BE PREPARED IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE RECOMMENDATIONS WITHIN THE PROJECT SOILS REPORT. THE SUBBASE IS TO BE TESTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER AFTER THE GRADING OPERATIONS ARE COMPLETE AND PRIOR TO PAVING CONSTRUCTION. THE GEOTECHNICAL ENGINEER IS TO PROVIDE WRITTEN CONFIRMATION TO THE OWNER, ARCHITECT, GENERAL CONTRACTOR AND PAVING CONTRACTOR THAT THE SUBBASE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT AND THAT THE PAVING SECTIONS SHOWN HEREIN ARE IN CONFORMANCE WITH THE SOILS REPORT AND WILL BE SUITABLE FOR THE USES SET FORTH IN SAID REPORT.

MACRIS, HENDRICKS, & GLASCOCK, P.A. MAKES NO GUARANTEE OR WARRANTY EITHER ASSUMED OR IMPLIED AS TO THE SUITABILITY OF THIS PAVING SECTION AND ASSUMES NO LIABILITY IN PROVIDING THE PAVING SECTION SHOWN ABOVE ON OUR DRAWINGS. THIS PAVING SECTION IS PLACED HERE SOLELY FOR THE CONVENIENCE OF THE OWNER AND THE CONTRACTOR.

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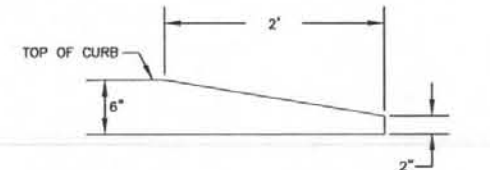
SIDEWALK RAMPS  
PERPENDICULAR  
STANDARD NO. MD 655.11

**MSHA SIDEWALK RAMP**

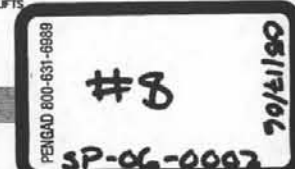
MSHA STD. MD 655.11 TO BE USED WITHIN STATE RIGHT OF WAY

## GENERAL NOTES

1. THE TOPOGRAPHY IS FROM A FIELD SURVEY PREPARED BY MACRIS, HENDRICKS AND GLASCOCK, P.A., DATED JULY 1997. THE BOUNDARY IS FROM DEEDS AND PLATS OF RECORD VERIFIED BY A FIELD SURVEY BY MHG.
2. NOTIFY "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO BEGINNING ANY SITE DISTURBANCE.
3. ALL EXISTING ABOVE GROUND IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BY DIGGING TEST PITS AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCE IS LESS THAN SHOWN ON THIS PLAN CONTACT THIS OFFICE.
5. SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY TO RESOLVE THE SITUATION. SHOULD THE CONTRACTOR MAKE FIELD CORRECTIONS OR ADJUSTMENTS WITHOUT NOTIFYING THE ENGINEER, THEN THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THOSE CHANGES.
6. BITUMINOUS PAVING AND CONCRETE FOR CURBS, WALKS AND RAMPS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION (MSHA) SPECIFICATIONS.
7. ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
8. CURB AND GUTTER SHALL BE MONTGOMERY COUNTY DEPARTMENT PUBLIC WORKS & TRANSPORTATION (MCDPW&T), STANDARD MC-100.01.
9. WHEN TYPING INTO EXISTING PAVING, TRIM PAVING EDGE TO PROVIDE A CLEAN, STRAIGHT AND VERTICAL JOINT. WHEN REMOVING EXISTING CURB OR SIDEWALK, REMOVE TO THE NEAREST JOINT.
10. FINISHED GRADES REFER TO THE TOP OF SOIL, TOPSOIL, PAVEMENT OR WALKS. ALLOW FOR THICKNESS AS APPLICABLE WHEN GRADING.
11. SLOPE SMOOTHLY BETWEEN INDICATED ELEVATIONS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS GRADED OR DISTURBED BY THIS CONSTRUCTION. MAXIMUM SLOPE ON EARTH BANKS IS 2.5:1.
12. HANDICAP PARKING, ACCESS, HANDRAILS AND RAILINGS FOR THE DISABLED SHALL CONFORM TO THE "AMERICANS WITH DISABILITIES ACT," (ADA) REQUIREMENTS AND SHOULD COMPLY WITH MARYLAND BUILDING CODE FOR THE HANDICAPPED.
13. CURBS, GUTTERS, SIDEWALKS AND ALL PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE AND TO PREVENT PONDING OF SURFACE WATER.
14. THE ON-SITE STORM DRAIN IS TO BE PRIVATELY MAINTAINED.
15. THE SITE IS EXEMPT FROM FOREST CONSERVATION.
16. EXISTING STRIPING IS TO BE MAINTAINED EXCEPT IN AREAS OF NEW CONSTRUCTION. ACTUAL STORAGE CONFIGURATION MAY VARY WITH MODEL AND TYPE OF VEHICLE. FOR STRIPING PLAN, SEE SHEET 3 OF 4, SITE DEVELOPMENT PLAN.
17. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED.
18. ALL PAVING, STORM DRAINAGE, UTILITIES (EXCEPT FOR WSSC WATER MAINS) AND IMPROVEMENTS ON THIS PARCEL ARE PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
19. ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE MARYLAND STANDARD SIGN BOOK.



**NOSE DOWN CURB DETAIL**



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CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PAVING, MAINTENANCE, AND ENGINEERING  
**FINAL APPROVAL**  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877  
**SITE PLAN APPROVAL**  
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 3, 2006  
APPLICATION NO. **SP-06-0002** WAS GRANTED  
FINAL SITE PLAN APPROVAL  
WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER  
DATE \_\_\_\_\_ BY \_\_\_\_\_  
**NOTE** - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

TAX MAP FT 342

WSSC 224 NW 10

**FINAL SITE PLAN DETAILS**  
PARCEL "A"  
**BAILEY PROPERTY**  
CRISWELL USED CARS  
NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

Phone 301.670.0940  
Fax 301.948.0693  
www.mhga.com

Proj. Mgr. P.J.N. Designer RB  
Date 4-21-06 Scale 1"=20'  
Project No. 92.385.14 Sheet 2 of 3

NO.	DATE	DESCRIPTION	BY

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



NOTE: BOLLARDS  
TO BE INSTALLED AS  
PER MANUFACTURES  
SPECIFICATIONS

BOLLARDS  
SEE DETAIL  
THIS SHEET

SECTION 'A-A'

This technical drawing shows a cross-section of a bollard. The bollard has a central vertical shaft and a wider base. The base is divided into two main horizontal sections: a top section with a stippled pattern and a bottom section with a solid pattern. The central shaft is also stippled. A leader line points from the text 'BOLLARDS SEE DETAIL THIS SHEET' to the central shaft. The title 'SECTION 'A-A'' is at the bottom.

FOR BOLLARD - SEE LS DETAILS  
NOT TO SCALE



A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PARK MAINTENANCE, AND ENGINEERING

**FINAL APPROVAL**

DATE \_\_\_\_\_  
BY \_\_\_\_\_

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

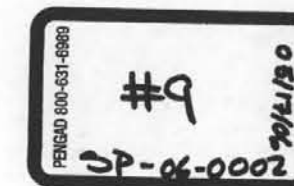
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING  
COMMISSION HELD ON **MAY 3, 2006**

APPLICATION NO. **SP-06-0002** WAS GRANTED

**FINAL SITE PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER \_\_\_\_\_  
DATE \_\_\_\_\_ BY \_\_\_\_\_

**NOTE** • ANY REVISIONS TO SIGNED PLANS MUST BE  
• REAPPROVED BY THE PLANNING COMMISSION



TAX MAP FT 342

WSSC 224 NW 10

## NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



**Macris, Hendricks & Glascock, P.A.**  
Engineers ■ Planners  
Landscape Architects ■ Surveyors

Proj. Mgr.	Designer
PJN	RB

Date	Scale
4-21-06	1"=20'

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

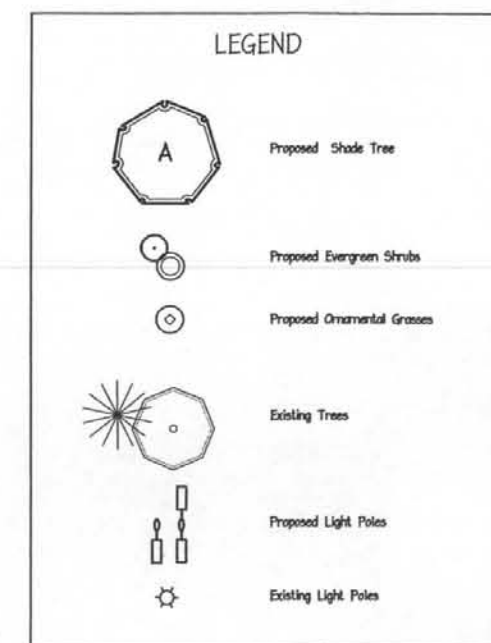
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Project No.	Sheet
92.385.14	3 of 3

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NO.	DATE	DESCRIPTION	





PENGAD 800-631-6989  
#10  
SP-06-0002  
02/17/02

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING	
<b>FINAL APPROVAL</b>	
DATE _____	_____
BY _____	_____

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878

**SITE PLAN APPROVAL**

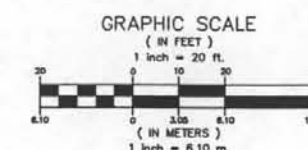
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING  
COMMISSION HELD ON MAY 3, 2006

APPLICATION NO. SP\_06\_0002 WAS  
GRANTED **FINAL SITE PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER  
DATE \_\_\_\_\_ BY \_\_\_\_\_

**NOTE:** • ANY REVISIONS TO SIGNED PLANS MUST BE  
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LANDSCAPE PLANT LIST								
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	SFD	ROOT	NOTES
<b>SHADE TREES</b>								
A	4	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2 -3"			B&B	
<b>EVERGREEN SHRUBS</b>								
IC	10	Ilex crenata 'Green Luster'	Green Luster Japanese Holly			18-24"	Cont.	36" o.c.
JC	60	Juniperus chinensis 'Pfitzenana Compacta'	Compact Pfitzer Juniper		24-30"		Cont.	36" o.c.
<b>ORNAMENTAL GRASSES &amp; GROUNDCOVERS</b>								
PA	43	Pennisetum alopecuroides	Fountain Grass				#1 Cont.	36" o.c.



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CRISWELL CHEVROLET  
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NO.	DATE	DESCRIPTION	R

TAX MAP FT 342

WSSC 224 NW 10

LANDSCAPE PLAN & LIGHTING  
PARCEL "A"  
**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



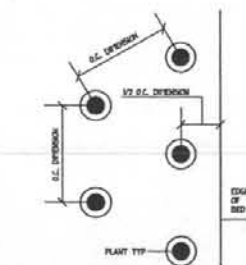
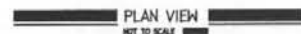
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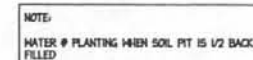
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Fax 301.948.0693  
[www.mhopa.com](http://www.mhopa.com)

Proj. Mgr.	Design
PJN	GSH
Date	Scale
4-21-06	1"=20'
Project No.	Sheet
92-385-14	1



PLAN - TRIANGULAR SPACING  
NOT TO SCALE

SHRUB & MASS SHRUB PLANTING  
SITE TO SCALE

ROOT BALL TO REST UPON UNDISTURBED SOIL

ROOT BALL TO REST UPON UNDISTURBED SOIL

SHRUB & MASS SHRUB PLANTING  
SITE TO SCALE

PLANTING NOTES

1. THIS PLAN FOR PLANTING LOCATIONS ONLY.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
3. CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING HSS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
5. QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
6. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERIESMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
8. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
9. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
10. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
11. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS TRAIL BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
12. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
13. TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
14. LARGE GROWING PLANTS ARE NOT BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SHALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANT.
15. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SHALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPED DRAINAGE AWAY FROM BUILDINGS.
16. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
17. ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
18. MULCH IS TO BE DOUBLE SHARDED HARDWOOD BARK FOR TREES AND SHRUBS.
19. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
20. TAGS AND THINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL BIBS PLANT MATERIAL.
21. SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
22. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "M" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
23. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
24. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
25. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
26. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR IMMEDIATELY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
27. CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
28. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
29. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOC., INC., CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
30. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING  
COMMISSION HELD ON **MAY 3, 2006**

APPLICATION NO. **SP 06 0002** WAS GRANTED

**FINAL SITE PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.O.A. LETTER.  
DATE \_\_\_\_\_ BY \_\_\_\_\_

**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE  
REAPPROVED BY THE PLANNING COMMISSION

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PARK MAINTENANCE, AND ENGINEERING

**FINAL APPROVAL**

DATE \_\_\_\_\_  
BY \_\_\_\_\_

TAX MAP FT. 342

WSSC 224 NW 10

LANDSCAPE PLAN & LIGHTING PLAN  
PARCEL "A"

**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



**Macris, Hendricks & Glascock, P.A.**  
Engineers • Planners  
Landscape Architects • Surveyors

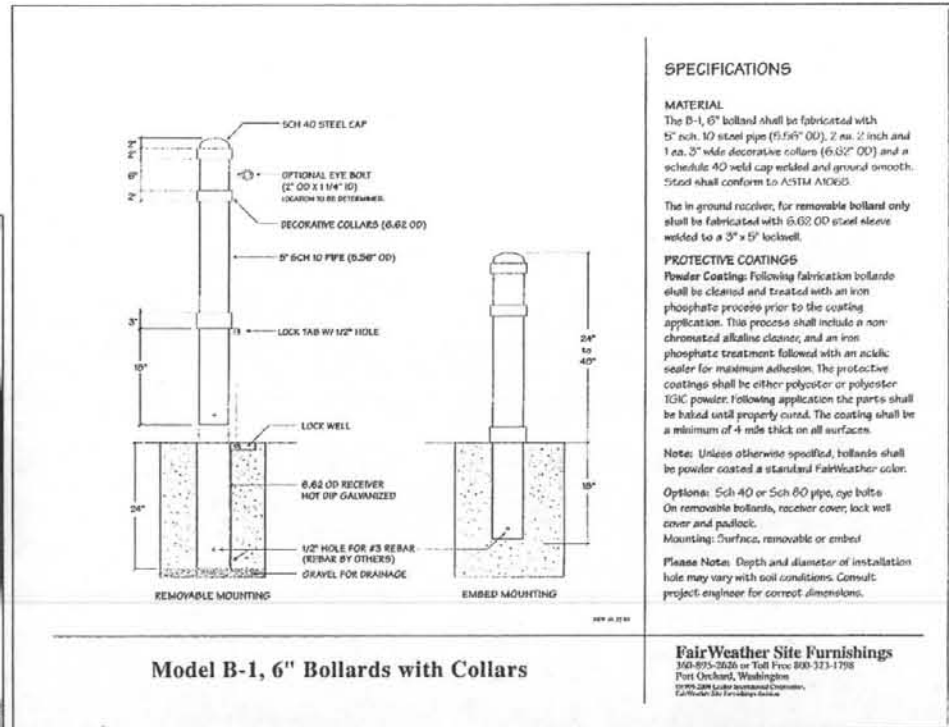
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

Phone 301.670.0840  
Fax 301.948.0693  
www.mhga.com

Proj. Mgr. PJN	Designer GSH
Date 4-21-06	Scale AS NOTED
Project No. 92.385.14	Sheet 2 of 3

NO.	DATE	DESCRIPTION	BY





POLE LIGHT  
N.T.S.

Manufacturer: McGraw Nelson  
Luminaire: See Schedule  
Lamp: 250 Watt Metal Halide  
Optics: Full Cutoff; distribution varies  
Mount: Surface Arm to Square Pole  
Mounting Height: 25'  
Color: Black

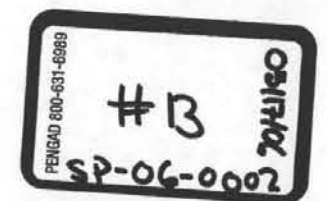
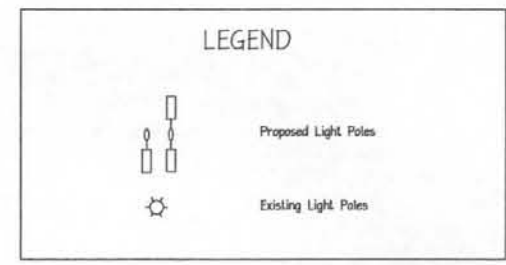
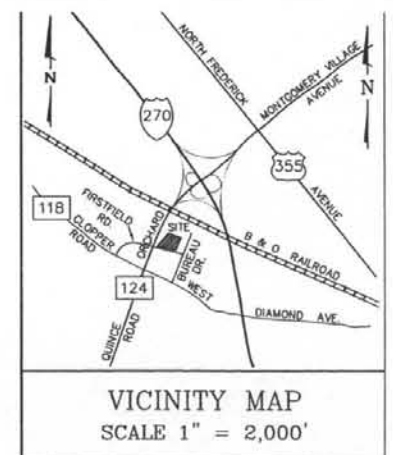
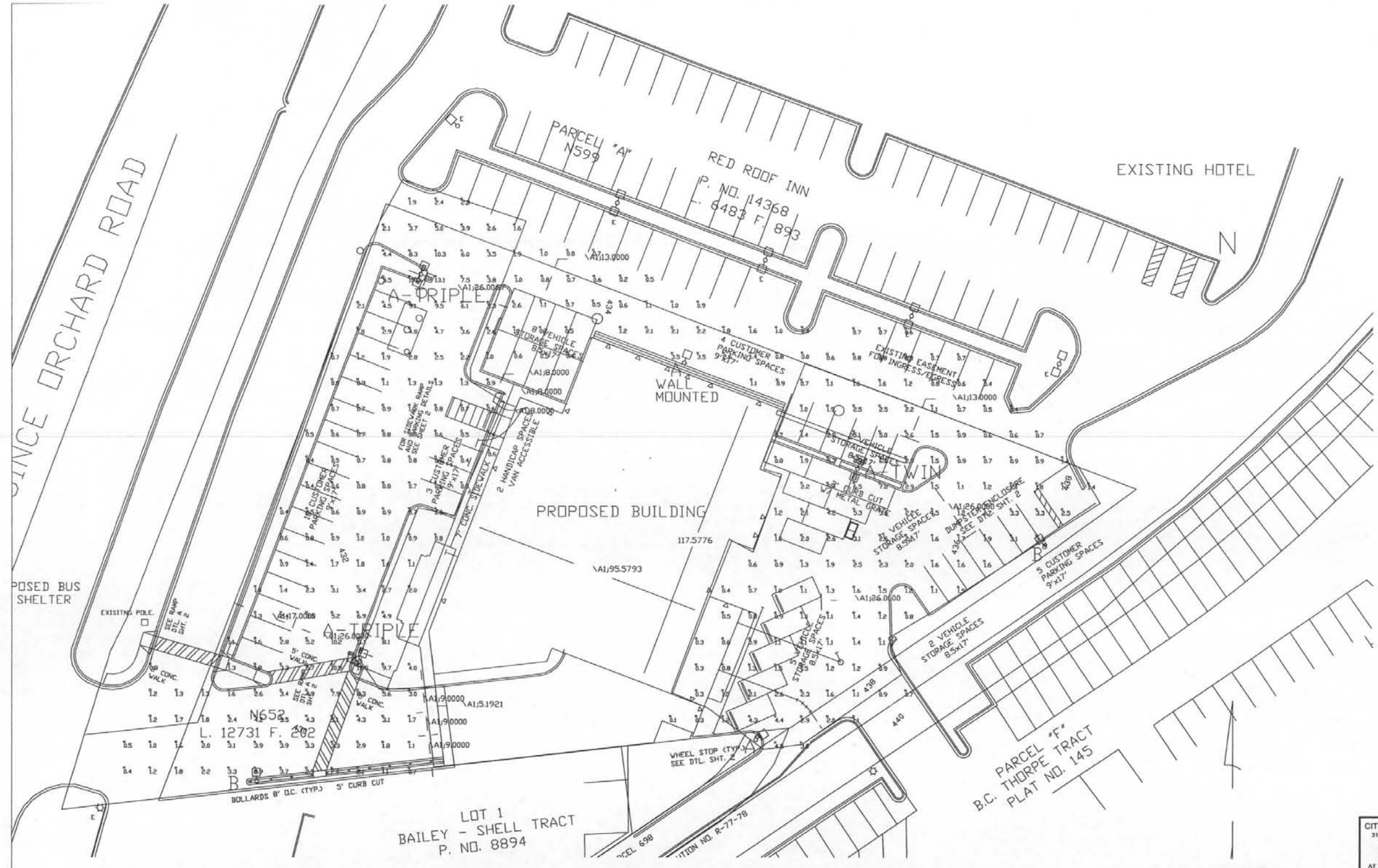
-LIGHT POLE: 25 FEET  
-LAMP: 250 WATT METAL HALIDE  
-MANUFACTURER: MCGRAW EDISON  
-MODEL NUMBER: CONCOURSE III. SEE LUMINARIE  
SCHEDULE FOR EXACT MODEL NUMBER AND LIGHT  
FIXTURE DISTRIBUTION TYPE.

[illegible]

WSSC 224 NW 10

4-21-06	AS NOTED
Project No. 02 385 14	Sheet 3 of 3

NO.	DATE	DESCRIPTION	BY



CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 3, 2006

APPLICATION NO. SP-06-0002 WAS GRANTED FINAL SITE PLAN APPROVAL

WITH ( ) CONDITIONS. SEE S.D.A. LETTER.

DATE \_\_\_\_\_ BY \_\_\_\_\_

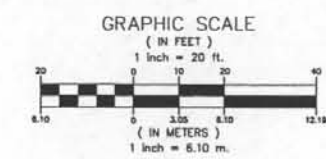
**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

A MARYLAND REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT SEAL AND SIGNATURE ON PLANS WILL BE ACCEPTED AS PRIMA FACIE EVIDENCE THAT PLANS ARE IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS

CITY OF GAITHERSBURG  
DEPARTMENT OF PUBLIC WORKS,  
PARK MAINTENANCE, AND ENGINEERING

**FINAL APPROVAL**

DATE \_\_\_\_\_ BY \_\_\_\_\_



OWNER/DEVELOPER  
CRISWELL CHEVROLET  
HARRY CRISWELL III  
503 QUINCE ORCHARD RD.  
GAITHERSBURG, Md. 20878  
(301) 948-0880

**D2 ENGINEERING, LLC**

MECHANICAL PLUMBING ELECTRICAL

19508 CLUB HOUSE ROAD  
MONTGOMERY VILLAGE, MARYLAND 20886

TEL - 301-258-9515  
FAX - 301-258-9455

NO.	DATE	DESCRIPTION	BY

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Fixture Label	Arrangement	Lumens	LLF	Description
•□	2	B	SINGLE	23000	0.700	CAL-250-MH-MT-3F /CA40/SSS5A25SF Single Assembly Type III
•□	1	A	SINGLE	23000	0.700	CAL-250-MH-MT-4F/CA40/SSS5A25SF Single Assembly Type IV
□•□	1	A-TWIN	GROUP	N.A.	0.700	(2) CAL-250-MH-MT-4F/CA40/SSS5A25SF Twin Assembly Type IV
•□•	2	A-TRIPLE	GROUP	N.A.	0.700	(3) CAL-250-MH-MT-4F /CA40/SSS5A25SF Triple Assembly Type IV

Numeric Summary							
Project: All Projects							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.12	13.1	0.0	0.00	0.00

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Area -Right Side	2.00	7.0	0.3	6.67	23.33
Parking Area-Left Side	2.80	13.1	0.4	7.00	32.75

-LIGHT POLE: 25 FEET  
-LAMP: 250 WATT METAL HALIDE  
-MANUFACTURER: MCGRAW EDISON  
-MODEL NUMBER: CONCOURSE III. SEE LUMINARIE SCHEDULE FOR EXACT MODEL NUMBER AND LIGHT FIXTURE DISTRIBUTION TYPE.

TAX MAP FT 342 WSSC 224 NW 10

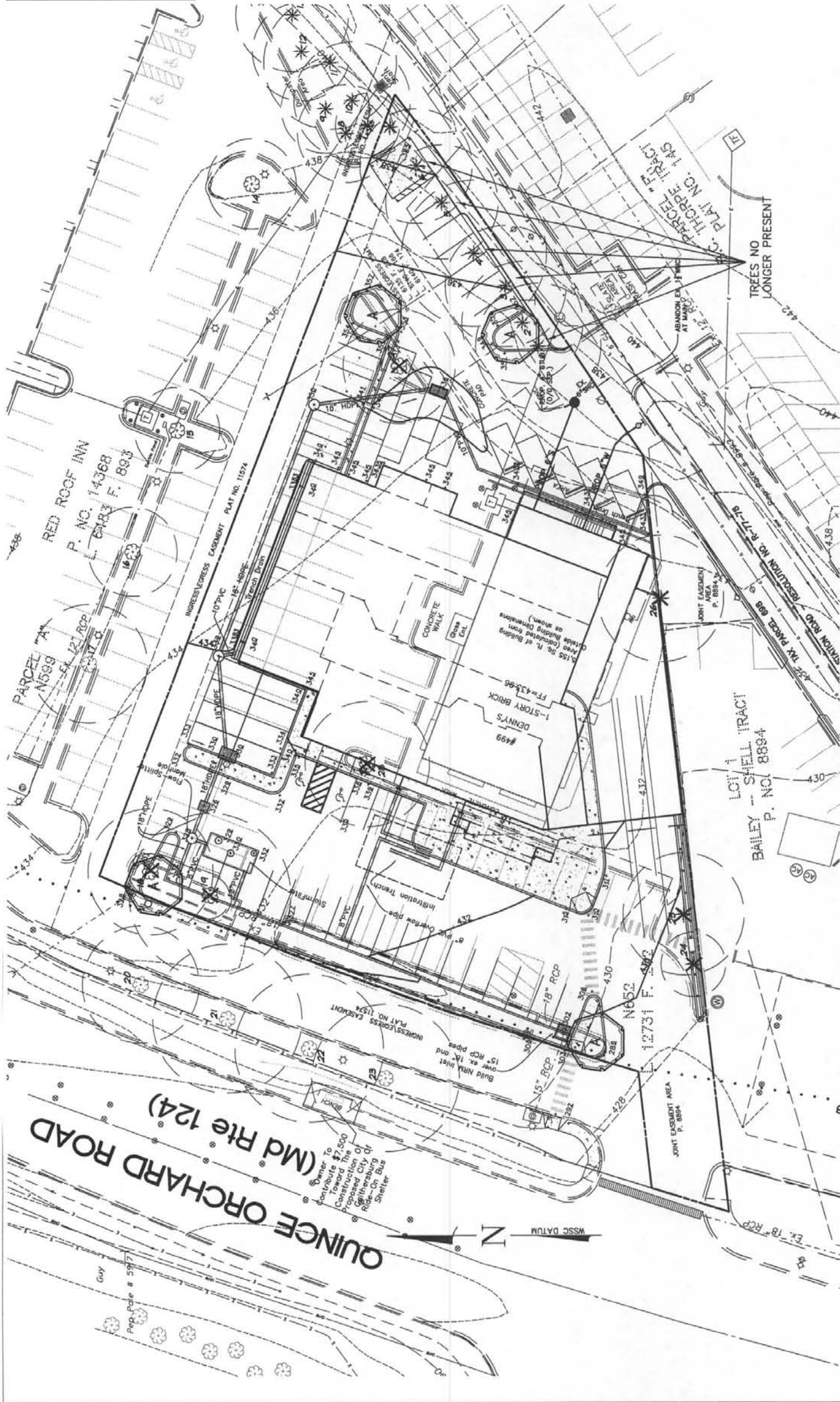
LIGHTING PHOTOMETRIC PLAN  
PARCEL "A"

**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

<b>MHG</b> Macris, Hendricks & Glascock, P.A. Engineers • Planners Landscape Architects • Surveyors 9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1279	Phone 301.670.0840 Fax 301.948.0693 www.mhga.com	Proj. Mgr. P.J.N.	Designer SD
		Date 4-21-06	Scale 1"=20'
		Project No. 92.385.14	Sheet 1 of 1





ID	COMMON NAME	SIZE	BOTANICAL NAME	CONDITION / REMARKS
1.	White Pine	15.5"	<i>Pinus strobus</i>	Good - No longer present
2.	White Pine	15"	<i>Pinus strobus</i>	Good - No longer present
3.	White Pine	13"	<i>Pinus strobus</i>	Good - No longer present
4.	White Pine	14"	<i>Pinus strobus</i>	Good - No longer present
5.	White Pine	14"	<i>Pinus strobus</i>	Good - No longer present
6.	White Pine	14"	<i>Pinus strobus</i>	Good - No longer present
7.	White Pine	8"	<i>Pinus strobus</i>	Good - No longer present
8.	White Pine	12"	<i>Pinus strobus</i>	Fair - Some dieback, offsite
9.	White Pine	11"	<i>Pinus strobus</i>	Good - Offsite
10.	White Pine	14.5"	<i>Pinus strobus</i>	Good - Offsite
11.	White Pine	12.5"	<i>Pinus strobus</i>	Good - Offsite
12.	White Pine	12.5"	<i>Pinus strobus</i>	Good - Offsite
13.	White Pine	14"	<i>Pinus strobus</i>	Good - Offsite
14.	Sugar Maple	11"	<i>Acer saccharum</i>	Good - Offsite
15.	Sugar Maple	10.5"	<i>Acer saccharum</i>	Good - Offsite
16.	Japanese Zelkova	11.5"	<i>Zelkova serrata</i>	Good - Offsite
17.	Japanese Zelkova	14.5"	<i>Zelkova serrata</i>	Good - Offsite
18.	Red Maple	13.5"	<i>Acer rubrum</i>	Good - Offsite
19.	Red Maple	13.5"	<i>Acer rubrum</i>	Good - Offsite
20.	Japanese Zelkova	14.5"	<i>Zelkova serrata</i>	Good - Offsite
21.	Japanese Zelkova	18.5"	<i>Zelkova serrata</i>	Fair - Over pruned and torn
22.	Japanese Zelkova	18.5"	<i>Zelkova serrata</i>	Good - Offsite
23.	Japanese Zelkova	18.5"	<i>Zelkova serrata</i>	Good - Offsite
24.	White Pine	5"	<i>Pinus strobus</i>	Fair - Some dieback, 2 large
25.	White Pine	6.5"	<i>Pinus strobus</i>	Good - Offsite
26.	White Pine	15.5"	<i>Pinus strobus</i>	Good - REMOVED
27.	Red Maple	14"	<i>Acer rubrum</i>	Good - REMOVED
28.	Red Maple	15.5"	<i>Acer rubrum</i>	Good - REMOVED

Notes: Diameters are given for each trunk of multiple bole trees when division occurs below 4.5 feet. If major division occurs above 4.5 feet only the trunk diameter at 4.5 feet is given. Trees are located on the map by ocular estimate. Trees less than 12" DBH are shown for informational purposes only.

1. REQUIRED AFFORESTATION:  
2-2.5" CALIPER TREES @ 100/ACRE  
4 TREES PROVIDED = 0.04 ACRES OF CREDIT
2. ADDITIONAL 0.13 ACRE AFFORESTATION REQUIREMENT TO BE MET VIA FEE IN LIEU
3. SEE LANDSCAPE PLAN FOR FURTHER PLANTING DETAILS

GRAPHIC SCALE



FOREST CONSERVATION PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND CITY FOREST CONSERVATION LEGISLATION.

DATE \_\_\_\_\_

Lauren E. Wirth

RECOGNIZED AS QUALIFIED PROFESSIONAL  
BY MD. DEPT. OF NATURAL RESOURCES

OWNER/APPLICANT:

**Harry Criswell**  
503 Quince Orchard Road  
Gaithersburg, MD 20878  
Phone: (301) 948-0880  
Fax: (301) 948-0921

1	3/10/06	MHG REVISIONS	LEW
NO.	DATE	DESCRIPTION	BY



**Macris, Hendricks & Glascock, P.A.**  
Engineers ■ Planners  
and Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20866-1279

Phone 301.670.0840  
Fax 301.948.0693  
[www.mihgpa.com](http://www.mihgpa.com)

TAX MAP FT 342

WSSC 224 NW 10

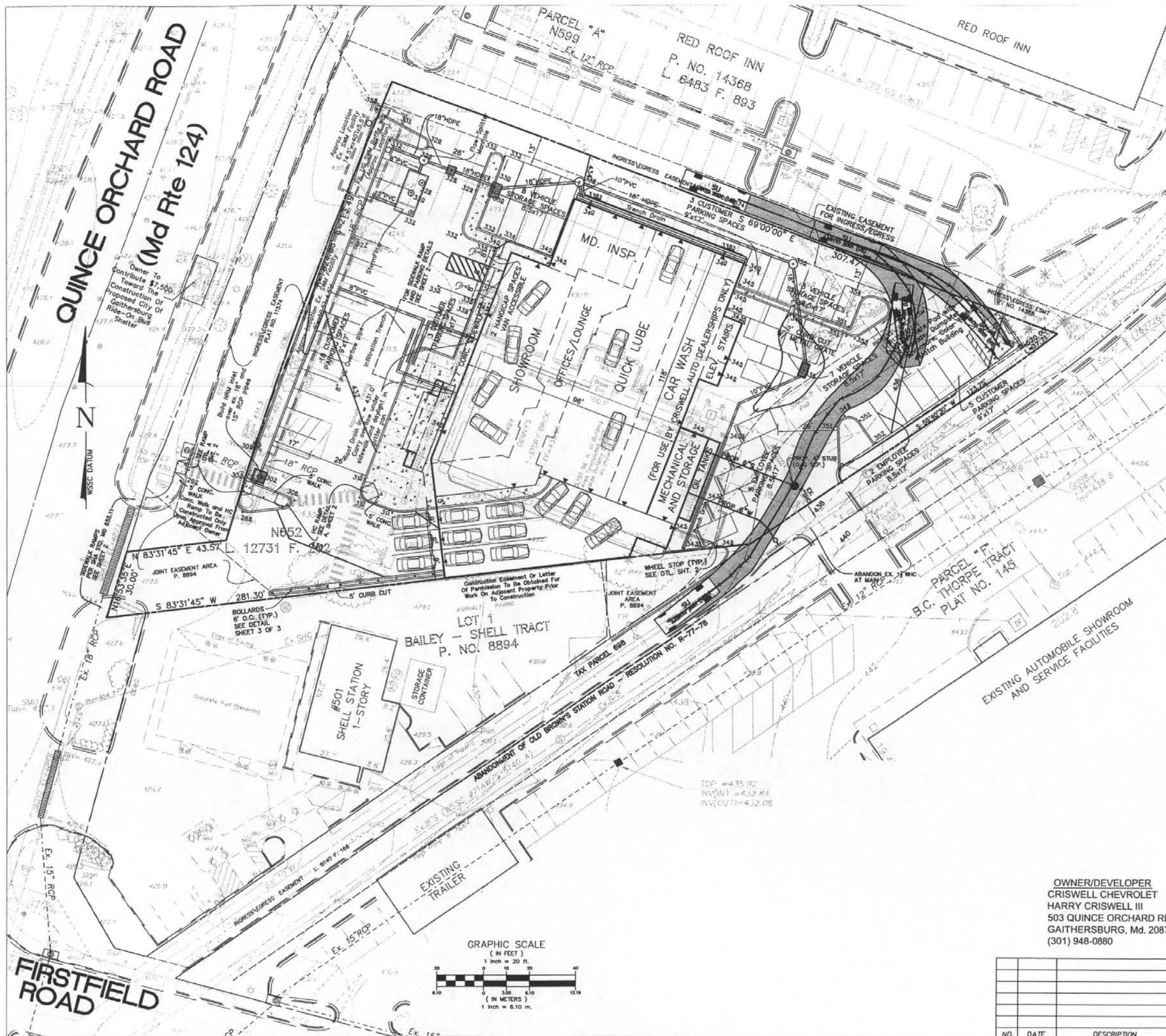
FOREST CONSERVATION PLAN  
PARCEL "A"

**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - GAITHERSBURG - MARYLAND

05/17/06  
#14  
SP-06-0002  
PENGAD 800-631-6989





PENGAD 800-631-6989  
 #15  
 SP-06-000  
 05/17/02

CITY OF GAITHERSBURG PLANNING COMMISSION  
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON MAY 3, 2006

APPLICATION NO. BP-06-0002 WAS GRANTED

**FINAL SITE PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

**NOTE:** • ANY REVISIONS TO SIGNED PLANS MUST BE  
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CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS, PARK MAINTENANCE, AND ENGINEERING	
<b>FINAL APPROVAL</b>	
DATE	_____
BY	_____

OWNER/DEVELOPER  
CRISWELL CHEVROLET  
HARRY CRISWELL III  
503 QUINCE ORCHARD RD.  
GAITHERSBURG, Md. 20878  
(301) 948-0880

TAX MAP FT. 342

WSSC 224 NW 10

TRUCK TURNING EXHIBIT  
PARCEL "A"  
**BAILEY PROPERTY**  
CRISWELL USED CARS

NINTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



MHG

Macris, Hendricks & Glascock, P.A.  
Engineers • Planners  
Landscape Architects • Surveyors

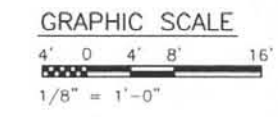
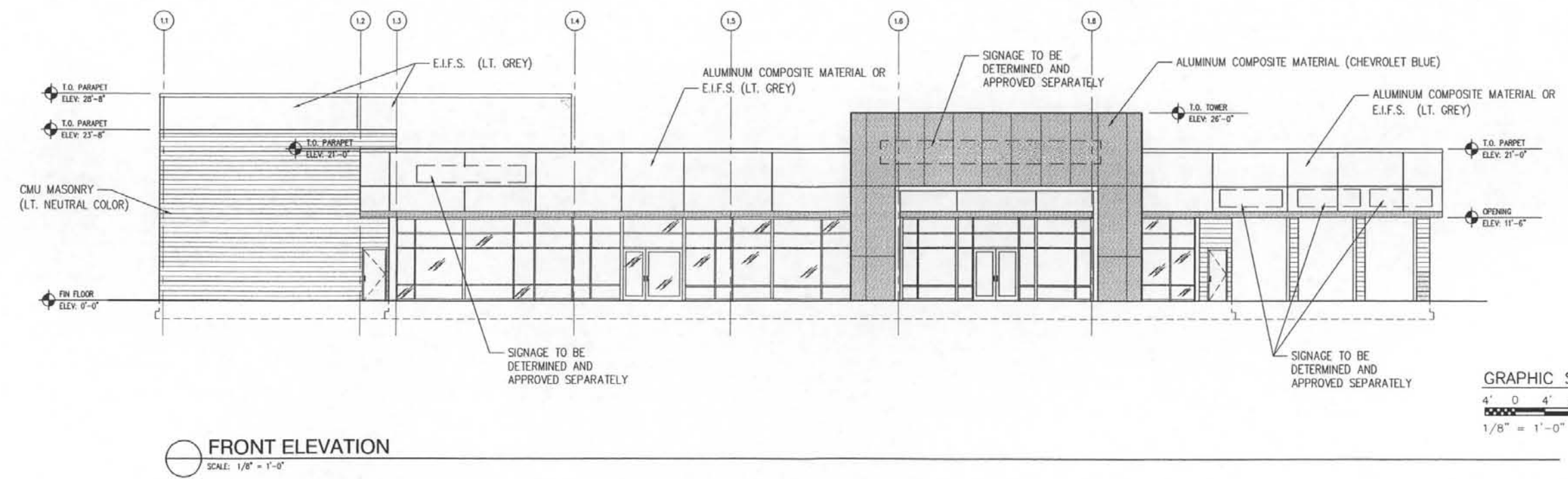
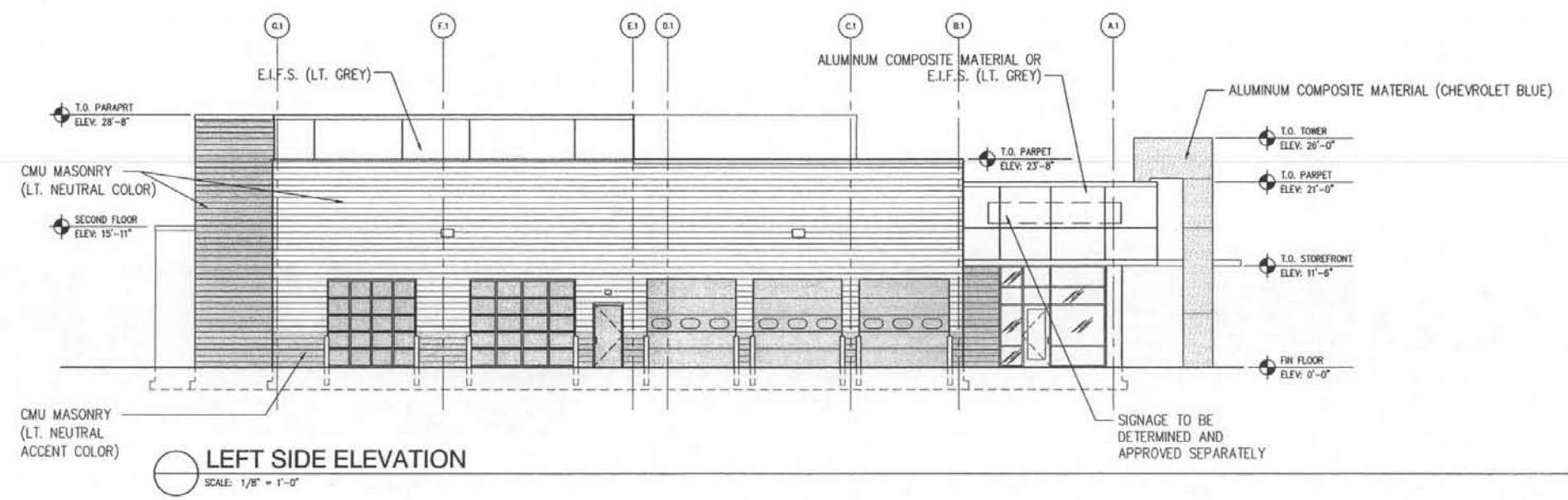
9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

Phone 301.670.0841  
Fax 301.948.0693  
www.mhpa.com

Proj. Mgr. PJN	Design RB
Date 4-21-06	Scale 1"=20'
Project No. 92.385.14	Sheet 1 of 1

NO.	DATE	DESCRIPTION	BY

NOT SHOWN:  
MASONRY DUMPSTER SURROUND, MATERIALS  
& COLORS TO MATCH MAIN STRUCTURE



**Flanagan**  
ARCHITECTS, AIA  
8120 WOODMONT AVE., SUITE 107  
BETHESDA, MD 20814  
TEL: (301) 652-4811  
FAX: (301) 652-4814

**CRISWELL  
USED CARS**

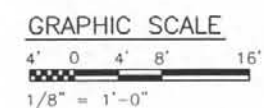
499 QUINCE ORCHARD ROAD  
GAITHERSBURG MD 20878

**FRONT & LEFT  
ELEVATIONS**

PROJECT # 0441  
Scale:  
Drawn by: P.J.  
Date(s): 15 MAR 2006  
REVISED 21 APR 2006

**#16**  
SP-06-0002

Drawn: 14.12.06  
Date: 4/22/2006  
Drawing Title: CRISWELL USED CARS/0441100 SHARINGS/0441100 SHARINGS.dwg  
User: 0441100 SHARINGS  
Plot Date: 04/21/2006  
Plot Time: 10:10:10 AM  
Plot User: 0441100 SHARINGS



RIGHT SIDE ELEVATION